



# Town Council Agenda Report

**SUBJECT:** Resolution - Plat Amendment Request

Application No. and Location: DG 7-1-00, Lakeside Villas Apartments Plat  
(4190 SW 61 Avenue)

**CONTACT PERSON/NUMBER**

Mark A. Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE NON-VEHICULAR ACCESS LINE OF THE "LAKESIDE VILLAS APARTMENTS PLAT", AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

The applicant seeks to expand the existing 40 foot opening in the non-vehicular access line along SW 61 Avenue to 70 feet in order to accommodate a wider entrance way. The revised entrance way results from a turn around lane requirement associated with proposed guard gate improvements. In order to modify requirements of a plat, the applicant must file a delegation request with the Town and Broward County.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

The Engineering Department has reviewed the request and has recommended approval.

**RECOMMENDATION(S):**

Motion to approve the resolution.

**Attachment(s):** Resolution, Planning Report, Plat, Existing and Proposed Surveys, Proposed Site Plan, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE NON-VEHICULAR ACCESS LINE OF THE "LAKESIDE VILLAS APARTMENTS PLAT," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat of the subdivision known as Lakeside Villas Apartments Plat was recorded in the public records of Broward County in Plat Book 147, Page 9; and

WHEREAS, the owners desire to delete a non-vehicular access line associated with said plat; and

WHEREAS, Broward County requires the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed deletion of the non-vehicular access line shown on the Lakeside Villas Apartments Plat extending from the southwest corner of the site along the right-of-way line of SW 61 Avenue, north a distance of 70 feet, the proposed revisions being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

**Application #:** DG 7-1-0  
Lakeside Villas Apartments Plat

**Revisions:**

**Exhibit "A"**

**Original Report Date:** August 17, 2000

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**Applicant Information**

**Owner:** Summerlake Apartments, Ltd. **Agent:** Mike Fawley; Sun-Tech Engineering, Inc.

**Address:** 5941 Summerlake Drive      **Address:** 1600 West Oakland Park Blvd.

**City:** Davie, FL 33314      **City:** Ft. Lauderdale, FL 33311

**Phone:** (305) 476-8118      **Phone:** (954) 777-3123

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**Background Information**

**Application Request:** The applicant seeks to delete a non-vehicular access line extending from the southwest corner of the site along the right-of-way line of SW 61 Avenue, north a distance of 70 feet, to provide for a 55' access opening.

**Address/Location:** 4190 SW 61 Avenue, Generally located on the east side of SW 61 Avenue approximately 1330 feet north of Orange Drive.

**Land Use Plan Designation:** Residential (16 du/ac)

**Zoning:** RM-16, Residential Multifamily District ( 16 du/ac)

**Existing Use:** Subject site is undeveloped

**Proposed Use:** 108 affordable multi-family units

**Parcel Size:** 21.3 acres

**Surrounding Land Use:**

Item No.

**North:** Lake, multi-family residential  
**South:** Industrial Warehouses, Agricultural (Park Site)  
**East:** Summerlake Apartment, under construction  
**West:** Lakeshore Townhomes Condo., Waterview Villas

**Surrounding Zoning:**

**North:** RM-16, RM-10, & R-5  
**South:** M-1 & M-2  
**East:** RM-16  
**West:** RM-10 & RM-16

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## **Zoning History**

**Related Zoning History:** None

**Previous Requests on same property:** Town Council approved a plat amendment, delete a non-vehicular access line along the east limits of the plat on March 1, 2000.

Town Council approved a site development plan to construct 108 affordable multi-family units on November 17, 1999.

The subject plat was recorded by Broward County on February 15, 1991, Plat Book 147, Page 9 of the Broward County records.

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## **Summary of Significant Development Review Agency Comments**

The Engineering Department has reviewed and approved the subject request.

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## **Applicable Codes and Ordinances**

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

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## **Comprehensive Plan Considerations**

**Planning Area:** The proposed project is within Planning Area No. 8 characterized by older, small-scale commercial development, older single family residential neighborhoods, and newer large-scale multi-family residential developments that serve the South Florida Educational Center.

**Flexibility Zone:** The proposed plat is in Flexibility Zone 98.

**Concurrency Considerations:** The subject site is located within Parcel A of the “Lakeside

Item No.

Villas Apartment Plat” with a note restricting the plat to 180 garden apartments.

**Applicable Goals, Objectives & Policies:** None

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### **Staff Analysis/Findings**

The Lakeside Villas Apartments” plat provided for a non-vehicular access line along the west limits of the plat, commencing 5.50 feet north of the southwest corner of the property with a 40’ access opening and non-vehicular access line along the remaining portion of the limits of the plat. The proposed request provides for a 70’ access opening commencing at the southwest corner of the property and a non-vehicular access line along the remaining portion of the limits of the plat.

This request will enable the developer to construct the necessary improvements for a gated community.

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### **Staff Recommendation**

**Recommendation:** Based upon the above and the positive findings of fact, staff recommends approval of application number DG 7-1-00.

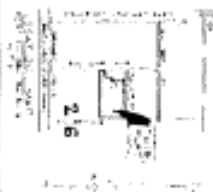
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### **Exhibits**

1. Resolution,
2. Plat
3. Existing and Proposed Survey
4. Proposed Site Plan
5. Land Use Map
6. Subject Site Map
7. Aerial

Prepared by: \_\_\_\_

Reviewed by: \_\_\_\_

[illegible]



SCALE: 1" = 20'

**LAND DESCRIPTION: (EXISTING N.V.A.L. LINE)**

A CERTAIN NON-VEHICULAR ACCESS LANE (NVAL) LYING WITHIN AND ADJACENT TO TRACT "A", ACCORDING TO THE PLAT OF "LAKESIDE VILLAS APARTMENTS" AS RECORDED IN PLAT BOOK 142, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A", SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF S.W. 61st AVENUE AS PER SAID "LAKESIDE VILLAS APARTMENTS" PLAT, THENCE NORTH 01°47'34" WEST ALONG THE WEST LINE OF SAID TRACT "A", 5.50 FEET TO THE POINT OF TERMINATION OF NVAL; ALSO BEING THE POINT OF BEGINNING OF THE 40' FOOT OPENING, THENCE NORTH 01°47'34" WEST ALONG THE WEST LINE OF SAID TRACT "A", 40.00 FEET TO THE POINT OF TERMINATION OF THE 40' FOOT OPENING ALSO BEING THE POINT OF BEGINNING OF NVAL, THENCE NORTH 01°47'34" WEST ALONG THE WEST LINE OF SAID TRACT "A", 20.55 FEET TO THE POINT OF TERMINATION OF NVAL, ALSO BEING THE POINT OF TERMINATION OF THIS DESCRIPTION.

SAID LANDS LYING AND BEING IN THE TOWN OF DADE, BROWARD COUNTY, FLORIDA.

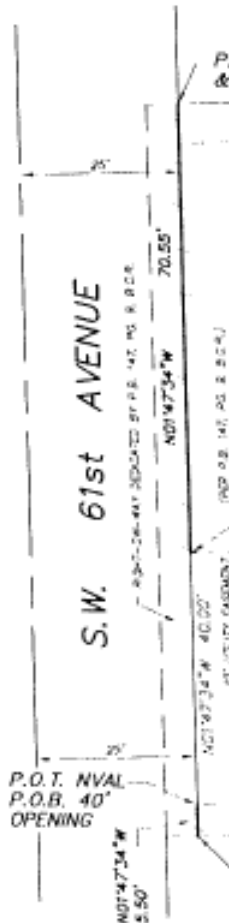
**P.O.T. NVAL  
& DESCRIPTION**

FP & TASMANT  
PER DDB 6637, PG. 877

**TRACT "A"  
"LAKESIDE VILLAS APARTMENTS"**  
(PR 142, PG. 9, D.C.R.)

**P.O.T. 40'  
OPENING  
P.O.B. NVAL**

**P.O.B.**  
S.W. CORNER TRACT "A"  
"LAKESIDE VILLAS APARTMENTS"  
(PR 142, PG. 9, D.C.R.)



BEARINGS SHOWN HEREON ARE BASED ON N01°47'34"W ALONG THE WEST LINE TRACT "A" AS SHOWN ON "LAKESIDE VILLAS APARTMENTS" PLAT AS RECORDED IN PLAT BOOK 142, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ABBREVIATIONS**

D.C.R. = BROWARD COUNTY RECORDS  
P.O.B. = POINT OF BEGINNING  
N.P. = REFERENCE POINT  
P.B. = PLAT BOOK  
PG. = PAGE  
P.O.T. = POINT OF TERMINATION  
N.V.A.L. = NON-VEHICULAR ACCESS LANE

**SKETCH AND DESCRIPTION**

LANDS SHOWN HEREON HAVE NOT ADJUSTED FOR RIGHTS OF WAY, EASEMENTS, EMINENT DOMAIN, OR OTHER ADJUSTMENTS OR RECORDS BY SURVEYOR ENGINEERING, INC.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL WRITTEN SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE TECHNICAL BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 4612, F.S., FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.002, FLORIDA STATUTES.

DATED THIS 12th DAY OF JULY, 2000



**Sun-Tech Engineering, Inc.**  
Engineering - Surveying - Planning  
Certificate of Authorization Number 00000000

1000 West Oakland Park Boulevard  
Ft. Lauderdale, FL 33301

Phone (954) 777-3123  
Fax (954) 777-1014

**ALEXANDER G. DUCHART**  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA REGISTRATION NO. 5908

PR-21000-1

430 No. 99-2318



SCALE 1" = 20'

**LAND DESCRIPTION:** (PROPOSED N.V.A.L. LINE)

A CERTAIN NOW VESTIGIAL ACCESS LINE (NVAL) LYING BETWEEN AND ADJACENT TO TRACT "A", ACCORDING TO THE PLAT OF "LAKESIDE VILLAS APARTMENTS" AS RECORDED IN PLAT BOOK 142, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A", SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF S.W. 61st AVENUE AS PER SAID "LAKESIDE VILLAS APARTMENTS" PLAT, THENCE NORTH 01°47'34" WEST ALONG THE WEST LINE OF SAID TRACT "A", 20.00 FEET TO THE POINT OF TERMINATION OF THE 20.00 FOOT OPENING ALSO BEING THE POINT OF BEGINNING OF NVAL; THENCE NORTH 01°47'34" WEST ALONG THE WEST LINE OF SAID TRACT "A", 46.05 FEET TO THE POINT OF TERMINATION OF NVAL, ALSO BEING THE POINT OF TERMINATION OF THIS DESCRIPTION.

SAID LANDS LYING AND BEING IN THE TOWN OF DADE, BROWARD COUNTY, FLORIDA.

**P.O.T. NVAL  
& DESCRIPTION**

P.P. & L. EASEMENT  
PER D.B. 8802, PG. 877

**TRACT "A"  
"LAKESIDE VILLAS APARTMENTS"**  
(P.B. 142, PG. 9, B.C.R.)

P.O.T. 70'  
OPENING  
P.O.B. NVAL

P.O.B.  
S.W. CORNER TRACT "A"  
"LAKESIDE VILLAS APARTMENTS"  
(P.B. 142, PG. 9, B.C.R.)

DEADENDS SHOWN HEREON ARE BASED ON N01°47'34"W ALONG THE WEST LINE TRACT "A" AS SHOWN ON "LAKESIDE VILLAS APARTMENTS" PLAT AS RECORDED IN PLAT BOOK 142, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ABBREVIATIONS**

B.C.R.	= BROWARD COUNTY RECORDS	N.V.A.L.	= NOW-VESTIGIAL ACCESS LINE
P.O.B.	= POINT OF BEGINNING		
P.P.	= REFERRED POINT		
P.B.	= PLAT BOOK		
P.C.	= PAGE		
P.O.T.	= POINT OF TERMINATION		

**SKETCH AND DESCRIPTION**

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THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY.

NOT USED WITHOUT THE SURVEYOR AND THE ORIGINAL DATED YEAR OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 81C17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO MICRON 422.02, FLORIDA STATUTES.

DATED THIS 26th DAY OF JULY, 2000

*Alexander G. DuChart*  
ALEXANDER G. DUCHART  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA REGISTRATION NO. 5848

99-2318



**Sun-Tech Engineering, Inc.**

Engineering - Surveying - Planning  
Certificate of Authorization Number 18-2055

1600 West Oakland Park Boulevard  
Ft. Lauderdale, FL 33311

Phone (954) 777-5121  
Fax (954) 777-3114



RM-10

N.W. 61st AVE

N.W. 136th ST

BLD # 1

RM-16

NON-VEHICULAR ACCESS LINE REVISION

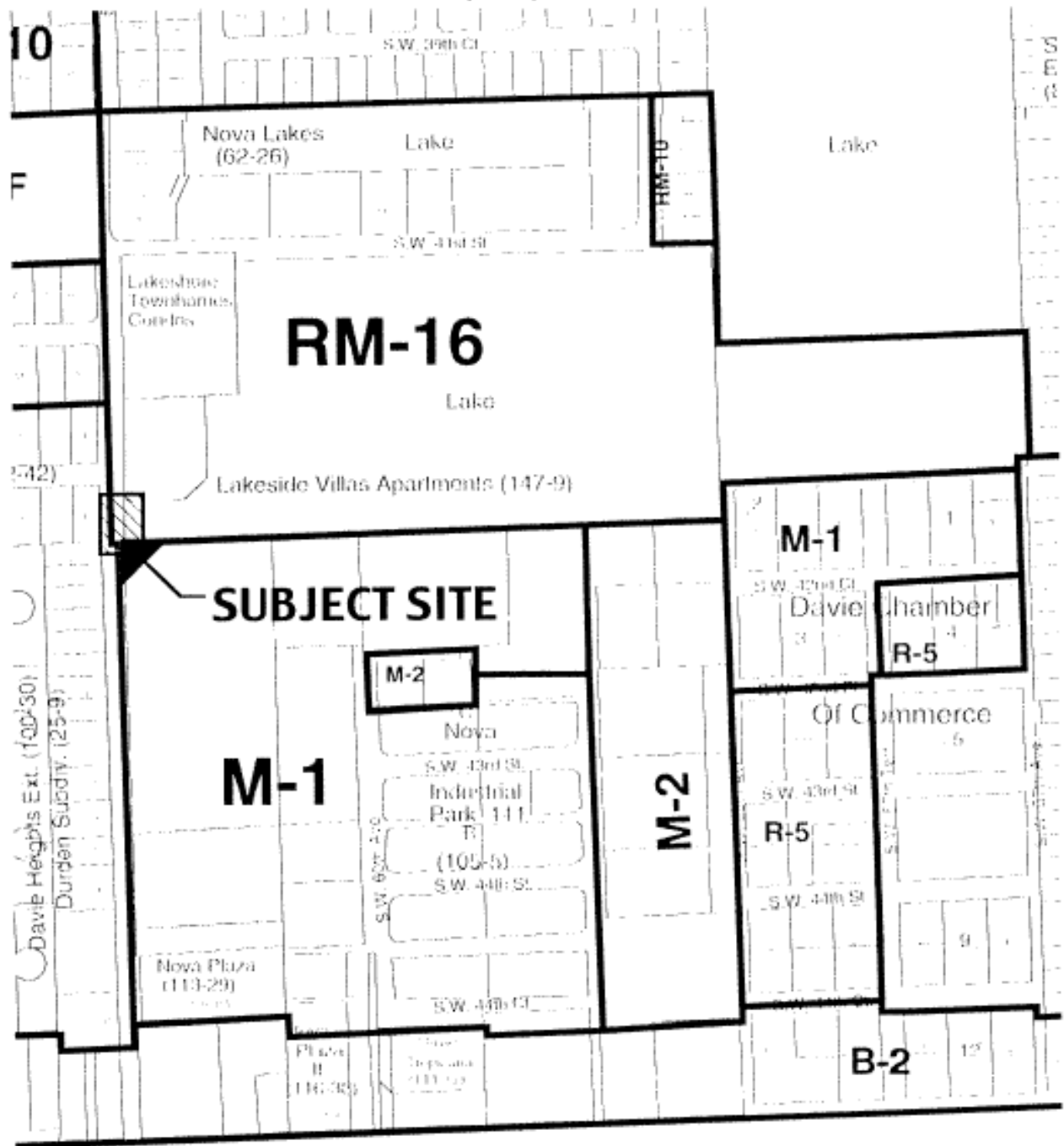
RM-10

N.W. 61st AVENUE

RM-16

BLD # 1

NON-VEHICULAR ACCESS LINE REVISION



W RIVER CANAL

PETITION NUMBER		N
DG 7-1-00		4
Subject Site Area Zoning Map		
PREPARED	REVIEW	DATE
BY THE PLANNING &		
ZONING DIVISION		

